

PLANNING COMMISSION BOARD OF ADJUSTMENT MEETING AGENDA WEDNESDAY, AUGUST 6, 2014

Jennifer Wittmann, Chairman Joshua Oehler, Vice Chairman David Blaser Carl Bloomfield David Cavenee Brigette Peterson Kristofer Sippel Brent Mutti, Alternate

Gilbert Municipal Center Council Chambers 50 E. Civic Center Drive Gilbert, Arizona

Study Session: 5:00 p.m. Regular Meeting: 6:00 p.m.

TIME	AGENDA ITEM	ACTION
5:00 P.M.	CALL TO ORDER STUDY SESSION	
	1. UP14-06 - Elegant Barn - Request to approve a Conditional Use Permit for approximately 1.12 acres of real property located at 1221 N. Greenfield Road, to allow modifications of an existing use permit UP12-05 for a Banquet Facility in the Single Family (SF-43) zoning district. Nichole McCarty (480) 503-6747	
	2. Z14-08 - Request to rezone approximately 31.8 acres of real property generally located south of Riggs Road, west of the RWCD Canal and north of San Tan Boulevard, from approximately 31.8 acres of Single Family - 15 (SF-15) zoning district with a Planned Area Development overlay zoning district to Single Family - 10 (SF-10) zoning district with a Planned Area Development (PAD) overlay; S14-08 - Puri Farms - Request to approve Preliminary Plat and Open Space Plan, for 63 home lots (Lots 1-63) on approximately 31.8 acres of real property generally located south of Riggs Road, west of the RWCD Canal and north of San Tan Boulevard in the Single Family Residential - 10 (SF-10) zoning district with a Planned Area Development (PAD) overlay. Nathan Williams (480) 503-6805	
	3. Z14-16 - Request to rezone approximately 6.81 acres of real property generally located south of the southwest corner of 130th Street and Warner Road from 6.81 acres of Single Family Residential 6 (SF-6) zoning district to 6.81 acres of Single Family Residential Detached (SF-D) zoning district with a Planned Area Development Overlay. Nathan Williams (480) 503-6805	

TIME	AGENDA ITEM	COMMISSION ACTIO
	4. GP14-08 - Request for Minor General Plan Amendment to change the land use classification of approximately 2.2 acres of real property generally located north of the northwest corner of Guadalupe Road and Cooper Road from Residential >0-1du/ac land use classification to General Commercial land use classification; Z14-18 - Request to rezone approximately 2.2 acres of real property generally located north of the northwest corner of Guadalupe Road and Cooper Road from Single Family-35 (SF-35) zoning district to General Commercial (GC) zoning district with a Planned Area Development Overlay zoning district to modify minimum building setbacks, minimum landscape areas, commercial activity enclosure, vehicular access and screening requirements. Jordan Feld (480) 503-6748	
	5. Z14-15 - Review amendments to the land development regulations and site regulations in all zoning districts, sign regulations and subdivision regulations. Jordan Feld (480) 503-6748	
	ADJOURN STUDY SESSION	
6:00 P.M.	CALL TO ORDER REGULAR MEETING	
	ROLL CALL	
	6. APPROVAL OF AGENDA	
	7. COMMUNICATIONS FROM CITIZENS At this time, members of the public may comment on matters not on the agenda. The Commission's response is limited to responding to criticism, asking staff to review a matter commented upon, or asking that a matter be put on a future agenda.	
	PUBLIC HEARING (CONSENT) Consent Public Hearing items will be heard at one Public Hearing. After the Consent Public Hearing, these items may be approved by a single motion. At the request of a member of the Commission or Staff, an item may be removed from Consent Calendar and may	

TIME	AGENDA ITEM	COMMISSION ACTION
	8. S14-02 - Request to approve Preliminary Plat and Open Space Plan for Lyon's Gate Phase 11 by William Lyon Homes, for 189 home lots (Lots 1-189) on approximately 18 acres of real property located at the northwest corner of Williams Field Road and Wade Drive in the Single Family Attached (SF-A) zoning district with a Planned Area Development (PAD) overlay. Bob Caravona, (480) 503-681	
	9. S14-07 - Request to approve Preliminary Plat and Street-scape Plan for Woodbury Corporation, for 20 commercial lots on approximately 61.34 acres of real property located a 5150 E. Baseline Road in the Regional Commercial (RC) zoning district. Jordan Feld (480) 503-6748 Staff is requesting to continue this item to 9-3-14	Hearing; discussion; possible action by MOTION
	10. UP14-04 - Senna at SanTan Village - Request to approve a Conditional Use Permit for approximately 17.23 acres of reaproperty located west of the southwest corner of Santan Village Parkway and Ray Road to allow a multi-family residential use in the Regional Commercial (RC) zoning district. Amy Temes (480) 503-6729 Staff is requesting to table this item	
	11. UP14-05 - Extra Space Storage - Request to approve a Conditional Use Permit for approximately 2.2 acres of real property located west of the southwest corner of Baseline Road and Horne Street to allow an indoor storage use in the Light Industrial (LI) zoning district. Nichole McCarty (480) 503-6747	Hearing; discussion; possible action by MOTION
	PUBLIC HEARING (NON-CONSENT)	
	Non-Consent Public Hearing items will be heard at an individual public hearing and will be acted upon by the Commission by a separate motion. During the Public Hearings, anyone wishing to comment in support of or in opposition to a Public Hearing item may do so. If yo wish to comment on a Public Hearing Item you must fill out a public comment form, indicating the item number on which you wish to be heard. Once the hearing is closed, there will be no further public comment unless requested by a member of the Commission.	
	12. GP14-07 - Request for minor General Plan Amendment to change the land use classification of approximately 18.6 acres of real property generally located at the northeast corner of McQueen Road and Elliot Road from 9.1 acres of Community Commercial (CC) and 9.5 acres of Neighborhood Office (NO) land use classifications to Residential > 3.5 - 5 du/acre land use classification. Nathal Williams (480) 503-6805	

TIME		AGENDA ITEM	COMMISSION ACTION
	13.	Z14-14 - Request to rezone approximately 18.6 acres of real property generally located at the northeast corner of McQueen Road and Elliot Road from 9.1 acres of Community Commercial (CC) zoning district and 9.5 acres of Neighborhood Office (NO) zoning district to 18.6 acres of Single Family Residential Detached (SF-D) zoning district with a Planned Area Development Overlay. Nathan Williams (480) 503-6805	Hearing; discussion; possible action by MOTION
		ADMINISTRATIVE ITEM	
	14.	Minutes - Consider approval of the minutes of the Study Session & Regular Meeting of July 2, 2014.	Discussion; possible action by MOTION
		RECESS PLANNING COMMISSION	
		CONVENE BOARD OF ADJUSTMENT	
	15.	AP14-01 - Appeal to the Town of Gilbert Board of Adjustment from the Town of Gilbert Zoning Administrator's zoning interpretation regarding the location and use of a stable on property located at 2604 E. Washington Avenue, Gilbert, Arizona. The property is zoned Single-Family-43 (SF-43) zoning district. The Board of Adjustment may uphold, modify, or overrule the decision of the Zoning Administrator. Catherine Lorbeer (480) 503-6016	Hearing; discussion; possible action by MOTION
	16.	Minutes - Consider approval of the Board of Adjustment minutes of the July 2, 2014 meeting	Discussion; possible action by MOTION
		ADJOURN BOARD OF ADJUSTMENT AND RECONVENE PLANNING COMMISSION	
		COMMUNICATIONS	
	17.	Report from Chairman and Members of the Commission on current events.	
	18.	Report from Council Liaison	
	19.	Report from Planning Services Manager on current events.	
		ADJOURN	MOTION to Adjourn

Persons needing any type of special accommodation are asked to notify the Town Clerk's Office at 503-6871 at least 72 hours prior to the meeting.

The next meeting of the Planning Commission is a Regular Meeting, Wednesday, September 3, 2014, 6:00 p.m., Gilbert Municipal Center, Council Chambers, 50 E. Civic Center Drive, Gilbert, AZ

TIME	AGENDA ITEM	COMMISSION ACTION

NOTICE TO PARENTS: Parents and legal guardians have the right to consent before the Town of Gilbert makes a video or voice recording of a minor child A.R.S. §1-602.A.9. Gilbert Planning Commission Meetings are recorded and may be viewed on Channel 11 and the Gilbert website. If you permit your child to participate in the Commission Meeting, a recording will be made. If your child is seated in the audience your child may be recorded, but you may request that your child be seated in a designated area to avoid recording. Please submit your request to the Town Clerk at 503-6871.